

160.0

0002

0002.A

Map

Block

Lot

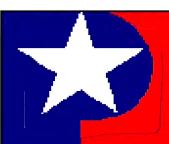
1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel  
 APPRAISED: 1,108,900 / 1,108,900  
 USE VALUE: 1,108,900 / 1,108,900  
 ASSESSED: 1,108,900 / 1,108,900



**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		HILLSIDE AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: SALAZAR FERNANDO	
Owner 2: SALAZAR BRODY KIM	
Owner 3:	

Street 1: 75 HILLSIDE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: MAHONEY JOHN F &amp; JOAN M -

Owner 2: -

Street 1: 75 HILLSIDE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .216 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Stucco Exterior and 3083 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9410		Sq. Ft.	Site		0	70.	0.75	8									491,608						491,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9410.000	609,900	7,400	491,600	1,108,900		106628
							GIS Ref
							GIS Ref
							Insp Date
							10/06/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	609,900	7400	9,410.	491,600	1,108,900		Year end	12/23/2021
2021	101	FV	592,700	7400	9,410.	491,600	1,091,700		Year End Roll	12/10/2020
2020	101	FV	592,700	7400	9,410.	491,600	1,091,700	1,091,700	Year End Roll	12/18/2019
2019	101	FV	446,400	7400	9,410.	491,600	945,400	945,400	Year End Roll	1/3/2019
2018	101	FV	458,800	5500	9,410.	435,400	899,700	899,700	Year End Roll	12/20/2017
2017	101	FV	458,800	5500	9,410.	365,200	829,500	829,500	Year End Roll	1/3/2017
2016	101	FV	458,800	5500	9,410.	365,200	829,500	829,500	Year End	1/4/2016
2015	101	FV	427,300	5500	9,410.	316,000	748,800	748,800	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY JOHN F	43046-248		6/14/2004		722,500	No	No		
	11203-228		9/1/1966			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2021	317	Redo Bas	65,000	C				
3/2/2016	220	Redo Kit	20,000					
11/6/2014	1499	Solar Pa	38,600					Install 24 solar p
10/23/2012	1369	Manual	1,161	C				
5/31/2007	400	Redo Bat	20,000		G8	GR FY08		

## ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	Meas/Inspect	HS	Hanne S
4/19/2013	Info Fm Prmt	EMK	Ellen K
2/23/2009	Measured	372	PATRIOT
10/3/2004	MLS	MM	Mary M
2/22/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT
7/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

Type:	15 - Old Style
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Very Good	OF=EXTRA SINK IN BATH.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Very Good	
A HBth:		Rating:	
OthrFix:		Rating:	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 8	BRs: 4	Baths: 2 HB: 1

**OTHER FEATURES**

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:	2	Rating: Very Good
WSFlue:		Rating:

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	4	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	8	4	

**RES BREAKDOWN****DEPRECIATION**

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	4.6 %	

**CALC SUMMARY**

Basic \$ / SQ:	135.00	
Size Adj.:	1.08023965	
Const Adj.:	0.99742496	
Adj \$ / SQ:	145.457	
Other Features:	123032	
Grade Factor:	1.10	
NBHD Inf:	1.00000000	
NBHD Mod:		
LUC Factor:	1.00	
Adj Total:	639343	
Depreciation:	29410	
Depreciated Total:	609933	
WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:		Before Depr: 160.00
Special Features:	0	Val/Su Net: 147.03
Final Total:	609900	Val/Su SzAd: 249.91

**MOBILE HOME**

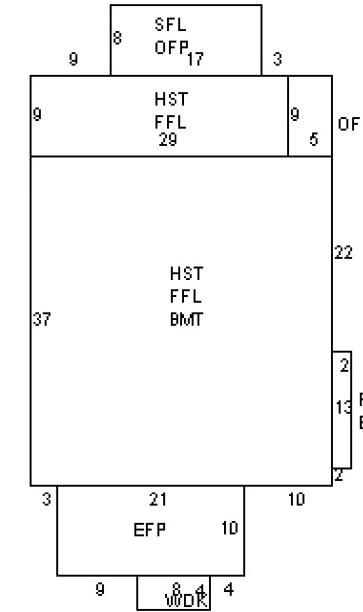
Make:  Model:  Serial #:  Year:  Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X22	G	GD	1915	26.64	T	30	101			7,400			7,400

**COMMENTS**

OF=EXTRA SINK IN BATH.

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,545	145.460	224,731
BMT	Basement	1,284	69.820	89,648
HST	Half Story	760	145.460	110,474
EFP	Enclos Porch	210	40.090	8,418
OPF	Open Porch	181	25.550	4,625
SFL	Second Floor	136	145.460	19,782
WDK	Deck	32	15.960	511
Net Sketched Area:		4,148	Total:	458,189
Size Ad	2440.5	Gross Area	4907	FinArea
				3083

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

**IMAGE**

**AssessPro** Patriot Properties, Inc